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# **Housing Working Committee Meeting Minutes**

April 17th 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

Cook County Conference Room

Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: David Cole, Adam Gross, Beth Dever, Nancy Firfer, Adam Dontz, Andrea

Traudt, Linda Young (for Peter Haas), Mark Smith, Kurt Kojzarek (for

Paul Colgan), Nora Boyer

Staff Present: Lee Deuben, Andrew Williams Clark, Bob Dean, Tedd Carrison

Others Present: Dan Ungerlieder (Cambridge Homes)

### 1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Vice Chair, Beth Dever

# 2.0 Agenda Changes and Announcements

Announcements:

Linda Young of the Center for Neighborhood Technology announce their new Housing Affordability Index website. She also announced a new analysis on foreclosures showing that there is a higher number of foreclosures in ex-urban communities where transportation costs are high.

### 3.0 Approval of Minutes – March 20th, 2008

A call for a motion to approve the minutes of the March housing committee, as presented, was made by Adam Gross, a motion was made by Nancy Fifer and seconded by Adam Dontz. All in favor the motion carried.

# 4.0 Community Engagement Plan Presentation: Gordon Smith

Gordon Smith provided a brief overview of CMAP's public engagement plan. Mr. Smith stated that his department promotes the Go To 2040 plan with a goal to engage community members, public officials and partner organizations. He also mentioned that CMAP's citizen advisory committee developed the public engagement plan which explains the tools and activities to educate, inform and engage and maintain the public. Mr. Smith highlighted some of the tools that CMAP uses to engage various stakeholders

including the interactive website, workshops with planning commissioners, regional summits, community events and fairs, and community conversation events.

# 5.0 Regional Dialogue on Foreclosures - Next Steps: Lee Deuben and Beth Dever

Beth Dever reported on the status of the upcoming foreclosure event. Topics for the event will focus on the legal authority that municipalities have to address foreclosures and various local strategies for mitigating neighborhood impact. The event will bring in both local and nations best practice examples. The target attendees are municipal officials, staff and elected officials. The event will take place on May, 6<sup>th</sup> from 1:00 to 5:00 PM at the Federal Reserve Bank of Chicago.

# 6.0 Regional Comprehensive Plan

# 6.1 Regional Indicators Development: Andrew Williams Clark

CMAP staff member Andrew Williams-Clark facilitated a conversation regional indicators construction. Mr. Williams Clark explained to the committee that a team of consultants hired by CMAP will be working to identify available data sets that are applicable to each indicator. The consultants are scheduled to deliver an interim report by April 28th. Suggestions to be added to the indicator list were: public expenditures on subsidized housing, energy and housing codes as pertaining to new alternative forms of energy efficiency, and overall environmental sustainability. Given the tight timeline for the consultants to deliver their final analysis by the end of May, the committee discussed whether there was enough time to adequately prioritize and refine the list of indicators. The committee decided an additional meeting to discuss indicators was warranted subsequent to the consultant's preliminary report but prior to the next housing committee meeting. It was determined an additional meeting should be set for the second week of May.

### 6.2 Inclusionary Zoning Strategy Report: Lee Deuben

Staff member Lee Deuben reviewed written comments submitted by housing committee members on the draft inclusionary zoning report. The committee agreed with the written comments and staff agreed to incorporate them into the report. The discussion was then opened up for comments by committee members. Kurt Kojarek stated some issues with the report from the homebuilders perspective, mentioning that the report needed to be more balanced and indicated concern that it didn't give the whole picture. He recommended providing a market perspective and including case studies in which inclusionary zoning policies failed. Beth Dever suggested that the report stress that inclusionary zoning policies need to be tailored to each community and that it works best when it is revenue neutral. Mr. Kojarek suggested that CMAP look at regulatory barriers first and then provide other alternatives to affordable housing production. The committee discussed whether or not CMAP should first establish barriers but came to consensus that the affordable housing barriers are known and inclusionary zoning is just one of many strategies that have the potential to create affordable

units. It was also recommended that the definition of affordable housing be moved from the appendix to the body of the report. Adam Dontz also suggested that staff look into providing a case study of the financing of a development with inclusionary zoning to determine "revenue neutrality". Adam Gross stressed that the program works best if it works for developers through sufficient increases in density and fee waivers. He mentioned that since inclusionary zoning is a production model that it depends on the private market and that it only works if it does not stifle development. Mr. Kojarek again stressed that CMAP should concentrate on defining the barriers to affordable housing production. Mark Smith recommended looking into linkage fee's as another affordable housing production strategy.

# 4.0 Other Business

There was no other business.

### 8.0 Public Comment

There were no public comments.

# 9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, May  $15^{th}$ , 2008 at 9:00 am in the CMAP offices.

# 10.0 Adjournment

A call for a motion to adjourn made by Adam Gross, a motion was made by Beth Dever seconded by Nancy Firfer. All in favor the motion carried.

Respectfully submitted,

Lee Deuben